English Rent Payers' Leader Asks Tribune for Details of March on Albany and Anti-Rent Laws; Australia Allows 8 Per Cent Net to Landlords

It is reasonable to say that the entire world is watching New York's solution of the housing and rent problems. Attention is particularly centered on the manner in which the evil practice, which has developed rapidly in the last two years, of speculating in rents is large community in the world has been confronted with the rent profiteer, and his elimination in many places has been tantamount to the social welfare and

peace of these communities.

While all agree that the man who owns property should get a fair return from his investment, it is the opinion of the lawmakers and economic experts of every clime and every country that there should be a limit and that people should not be made to surfer for the recoming condition houself. fer for an economic condition brought on them, especially when it can be prevented.

Prevented.
Edward G. Theodore, Premier of Queensland, Australia, is now in this country in the interest of housing in his country. He is buying building material, steel and other things, in addition to machinery for the manufacture of these articles of prime necessity to the antipodes

English Renters Ask How We Did It In the last few days The Tribune as received communications from the legislation and also about the details of the march on Albany by landlords and rentpayers. The request indicates clearly that the agitation launched here against the rent gouger has not escaped the attention of other parts of

the world.

England has had its rent gougers aplenty, and the request of the leader of the English rentpayers for this information indicates that New York methods are to figure in the drive against English property owners who have taken advantage of conditions there similar to those in New York. Australia Has Curbed Landlord

Premier Theodore visited the head-uarters of the Mayor's Committee on quarters of the Mayor's Committee on Rent Profiteering to get better acquainted with the operations and the features of the New York anti-rent measures. Australia has had similar curbs in operation against unfair land-lords for several months. They are known as the fair rents act, which was passed without any opposition. The act was the work of the people; they framed it and then passed it on to the legislature to be made a legal condiegislature to be made a legal condi-

No landlord under its term is permitted to charge more for his premises than will give him 8 per cent net on his investment. The New York law allows 10 per cent, which shows the magnanimity of the New York law-makers despite the invictives which have been hurled at them by the men who have been curbed.

A fair rent tribunal is established by the act, over which presides a judge of the district court or of the police court. But the law is merciless to the man who is discovered profiteering in rentals.

suburban homes it is likely that the sale will attract many who are in the market for a home or, rather, an estate, The sale will be held in the Vesey Stored in the sale will be held in the Vesey Stored in the sale will attract many who are in the market for a home or, rather, an estate, The sale will attract many who are in the market for a home or, rather, an estate, The sale will attract many who are in the market for a home or, rather, an estate, The sale will attract many who are in the market for a home or, rather, an estate, The sale will attract many who are in the market for a home or, rather, an estate, The sale will attract many who are in the market for a home or, rather, an estate, The sale will attract many who are in the market for a home or, rather, an estate, The sale will attract many who are in the market for a home or, rather, an estate, The sale will attract many who are in the market for a home or, rather, an estate, The sale will attract many who are in the market for a home or, rather, an estate, The sale will attract many who are in the market for a home or, rather, an estate, The sale will attract many who are in the market for a home or, rather, an estate, The sale will attract many who are in the market for a home or, rather, an estate, The sale will attract many who are in the market for a home or, rather, an estate, The sale will be sold in two states one of which contains more than fifty acres, superintendent's cottage, t

What Is Rent?

Rent is a monthly reminder that you don't own your own home.

The primary purpose of rent is to keep a roof over your head, but it sometimes fails to do even that, especially in the cyclone area of Kansas.

The secondary purpose of rent is to enable the landlord to fun about in limousines and the tenant to run about in circles. And it's a lot harder to par for the upkeep of a circle than for the upkeep of a limousine.

Anything thin four walls and a

Anything thin four walls and a roof is goo tight to rent. The thicker the a the higher the rent. The idea a this: The thicker the walls the less noise and dis-turbance the other tenants will make for you to hear, and if you are not bothered by the other tenants you will have that much more time to figure out how to meet the rent

Whenever a landlord gets low in funds he can raise the rent. Then it's up to the tenant to raise the wherewith.

wherewith.

Rents are so high now that the authorities in several cities are planning to establish tent colonies. This might be called canvas-back ducking of high rents, and it ought to work all right in fair weather. But when a high wind comes along and spreads your roof out on the dining-room table you will long for an old-fashioned ceiling that knows its place.

an cld-fashioned ceiling that knows its place.

Besides, people who live in cloth houses must not throw shadows.

Apparently, Diogenes was even wiser than history has given him credit for being. He lived in a barrel and staved off the landlord.

Here is our chance. There have been a lot of idle barrels and XXX kegs since July 1. We might as well convert them into modern homes—plenty of light and air and exposures. These barrels could be made into attractive portable residences, and we could laugh at the landlord.—Los Angeles Times.

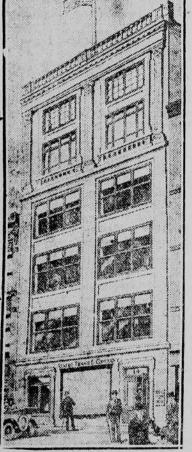
surance. The insurance is about 10 pence (20 cents) a week.

If a worker should change his mind, or if he should move out of the state, he may have his interest in the house

stances is 20 per rent, or about \$600.

John Fox's Home To Be

pose of Foxhurst Acres and



"Own Your Home" Exhibition at Grand Central Palace to Show Rent Payers The Way to Realm of Independence

week. In many ways and in many quarters everything those words mean will be driven home to the rent-paying flat-dwelling population of the city. "Own Your Home" will be told wherever interests are found that look to better housing of the multitudes of the metropolis. But the most

interesting story will be told at the Grand Central Palace, on Lexington Avenue, north of the Grand Central Station, where for the next six days every feature of suburban life-and that is the real "Own Your Home" field-will be presented in most attractive manner.

Lest some reader may be suspicious that this campaign for individual home ownership is a scheme fostered by speculative real estate interests, men have a message to convey to those who are planning homes. let it be said right here that the "Own Your Home" movement is the one real, tangible effort to solve the housing problem in a practical, economical manner. And while those who devote their time and efforts to this solution will make a compensating profit, it can be said authoritatively that of the Pacific Northwest, which contain the finest and largest growth of this crystalization of the "Own Your Home" movement that has been commercial timber in the world. sweeping the country during the last few years, belongs to no group of real estate men nor builders, but is the result of the combined efforts of Douglas fir, for which purpose Western hemlock is also suitable. The public and private interests to give the people of New York proper living finish and siding are of Douglas fir, Sitka spruce and Western hemlock accommodations at reasonable rates.

Against High Rentals

The "Own Your Home" movement is the only effective propaganda against profiteering landlords and high rents.

had borne in on him many, many times in the last two years the merits of home ownership. The revolt against rent paying was never so great, and now that the ideals which were strong in the early citizens of this country, when every family owned the roof over its head, have been revived, it is likely that there will be witnessed in America in the next few years the greatest home building movement that has been developed

The "Own Your Home" exhibition could not be more timely. It seems like an answer to the many inquiries for information as to how to get beyond a situation that has tested and is still testing one's patriotism, citizenship and happiness as they have never been tested before. The law of supply and demand, economically equitable in most cases, is not really fair when applied to housings, because this condition was, not brought on the country by any act of the people themselves, but by the war, which could not be avoided.

All One Wants to Know

been displayed in home owning, that the exhibition will be the greatest and most valuable from an educational and economical standpoint he may have his interest in the house transferred, with the approval of the Workers' Dwellings Board.

For the man above the "worker" class who desires help in providing a home for his family, there is a building loan plan whereby the government advances him \$2,500 at 5 per cent toward a house costing \$3,100. The loan is for twenty years. The initial investment required in most such instances is 20 per rent, or about \$600.

your income will permit you to buy or build such a home as you desire; whether it is best in such a type dwelling to install this kind of heating plant, or what kind of material is best for flooring in a house near the Auctioned This Week ocean; or what is the best building material to use in the construction of Trustees of His Estate Will Dis- better in this climate than shingles.

The Australian government also has been given the power by new legislation to engage in home construction. The government-built houses are for the use of those whose yearly income is not more than \$200, or \$1,000. The family man who makes more than that amount, say \$2,000 a year, may borrow from the government and build his own house, the money to be paid back in installments in addition to a low interest payment.

Buildings on Thursday

Foxhurst, the fine estate of the late plant from the power home construction. The cement industry is well represented by experts who will readily give you the benefit of years' of practical experitions. The cement industry is well represented by china, glassware, silverware, cutlery, food and food products.

For this big event the main exhibition floor and the mezzanine floor the construction field and in the laboratory of research in this important building material. They will tell you within a few cents what for the trustees of the estate.

It is one of the finest country places of the great demand for the power home that global his important building material. They will tell you how to do it, when to do it and why you should do it. A world of information on the subject of cement construction is held by in the days before the war—wonderful progress has been made, and every sale will attract many who are in the market for a home or, rather, an estate.

The man whose income in a year is

which are interesting and should be known by folks who contemplate week or you may be disillusionized

"OWN YOUR HOME!" will be New York's slogan throughout this building with brick. There are perhaps as many styles in brick as in

The Story of Lumber

Lumber is a primitive home building material. The Indians of the Southwest used mud in building houses, but the intrepid white man who pushed into the forest and reclaimed the wilderness used timber in build-

With the spread of civilization there came a change; buildings became less fortresses and more homes.

The frame home of to-day that is to be seen at the exhibition represents centuries of evolution and progress, a steady refinement. Lumber-

In the landscape garden section of the exhibition is located the minia ture model house designed by Walter Brandee Kirby and built by the West Coast Lumbermen's Association. It is of lumber from the forests

and the shingles of Western red cedar

The approach to the house is planted with flowering shrubs and ever-

How to Plant a Garden

This is one of the most interesting sections of the show. Nursery men and landscape architects are there to tell how best to set off a house neunces that Starkweather & Shepley, and where a home should be located on a site to give if the best sur-

A miniature of the prize winning landscape design of a corner 144x270 feet facing a sandy beach is a feature of this section. The model is a sixth of the full sixe of the problem site which the contestants had to

The exhibition comprises ten shows, or exhibitions, all of which pertain to the house and its maintenance. They are real estate and building, architecture, city planning, landscaping, household economics, mortgages and loans, building material and equipment, and cement and lumber.

The field of finance will interest many. It is estimated that 10 per cent of the many who would like to own a home have the necessary amount of money to launch a building project or acquire a house. To those who have not sufficient funds the idea of home ownership brings to mind a train of great amounts of money and a long period of heart breaking obligations. The building and loan associations have a section at the It is reasonable to believe, in view of the wide interest which has exhibition, and there one will be able to get information on the easy way

Progress in household economics has been as great as in other lines. Women are doing their house work and cooking differently than a quarter sewife; improve the machinery of the house and culinary art.

Mrs. Louisa Andrea is chairman of the household economics committee. On the committee are many experts who will give their advice to those who wish it. A lecture course on cooking is a feature of this section

Housing Economics

a home in the mountains or by the seaside, or whether tile roofing is aside for the exhibition of labor-saving devices and food products and To Go Ahead With Large The entire mezzanine floor of the Grand Central Palace has been set will also include furniture, interior decorating, carpets, rugs, floor cover-You can ascertain in a moment the relative costs of construction of ings, sewing machines, refrigerators, laundry equipment, bedding, linen,

ence in the construction field and in the laboratory of research in this above have been transformed into a veritable wonderland by exhibitors If interested in brick the field of information for you is as wide as If you are thinking of owning a home, the show will tell you all you want that on cement. Experiments have been made by the brick industry to know. If you prefer flat life, don't visit the Grand Central Palace this

City to Sell Millions of Dollars' Worth of Realty, Including Old Grand Union Block in Park Avenue



Another Large Pine Street Building Bought by Bank

Industriale de Chine Institution Takes Over Twelve-Story Structure Near Nassau Street; Sellers Have Been Asking \$1,300,000 for the Realty

The Bank Industrielle de Chine has bought for a price said to be close to \$1,300,000 from Andrews & Co., bankers, 27 and 29 Pine Street, a twelvestory structure, 50,1x94.8x irregular, just east of Nassau Street. The bank is at present in 31 Pine Street, adjoining.

The structure was the old home of Kuhn, Loeb & Co. Mr. Andrews, who came from Chicago, is said to have paid less than \$700,000 for it in 1916, the deal showing him a profit above \$600,000. He is buying for his firm an office building in the Fifth Avenue financial district and leasing temporary quarters at 23 West Forty-third Street. The brokers were Bloodgood & Co. and the Charles F. Noyes Company.

Valentine Lynch & Co., Inc., bought, for its own occupancy after extensive alterations, 270 and 272 West Nines teenth Street, from the estate of Edward Early and Thomas D. McBride, respectively, two four-story buildings, 308 West Thirteenth Street, to Busch & Spreckles.

Duross Company were the brokers.

Duross Company and Charles B. Walker sold for the Hayes estate the four-story business building, 25x100, 71 Eighth Avenue, to the Ansonia Building, Inc., and the four-story building, 308 West Thirteenth Street, to Busch & Spreckles.

Charles F. Noyes Company and analysis and the four-story building, 308 West Thirteenth Street, to Busch & Spreckles.

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Charles F. Noyes Company and analysis and the four-story building, 308 West Thirteenth Street, and have casted against cooperation. The plan is spreading through the sure of homes are inducements which are buy the buildings in which they live. Control of rent increases and to make are breaking down whatever prejudies are breaking down whatever prejudies are breaking down whether they live. Control of rent increases and to make are breaking down to make the plan in the sure of homes are inducements which assure of homes are inducements whether the plan is spreading through the fine sections of B

building at the northeast corner of John and William Streets. Stark-weather and Shepley have offices in New York, Boston, Chicago, Providence and Paris, France. Charles F. Noyes, who recently purchased 118 William Street from Elias A. Cohen, was represented by Stoddard & Mark. Middlebrook & Borland represented the buyers.

was represented by Stoddard & Mark. Middlebrook & Borland represented the buyers.

The Loton H. Slawson Company sold the eight-story commercial building, 130 to 134 Washington Place, running through to 187 to 191 West Fourth Street, now occupied and owned by the Consolidated Dental Manufacturing Company. The same brokers arranged a long term net lease of the property to a prominent Fifth Avenue merchant, who will use the structures for manufacturing purposes.

The Haggstrom-Callen Company sold for Charles H. Carey the five-story and basement store and loft building, 25x 90x100, at 246 West Sixty-fifth Street to an automobile accessory house, which will occupy the entire building after extensive alterations.

The Lebertan Corporation bought from Robert A. McKeon 518 Broadway, a five-story loft, 25x100. The purchaser paid all cash over a ten-year mortgage of \$60,080. The Tannanbaum-Strauss Company was the broker.

The four-story building at 144 Seventh Avenue, 23x100, owned by Charles G. Kirchof, is to be taken over by a commany command of S. H. Stranbard.

Company was the broker.

The four-story building at 144 Seventh Avenue, 23x100, owned by Charles (G. Kirchof, is to be taken over by a company composed of S. H. Sternberg, G. E. Loeffler and H. Barnett.

Park Ave. Apartment

Leases Signed for Block Be-tween 48th and 49th Streets

for Co-operative Building Douglas L. Elliman & Co. announce that, a sufficient number of subscriptions having been received to warrant the undertaking, Fred T. Ley & Co. have signed the lease with the New York Central Railroad Company for the entire block bounded by Forty-eighth and Forty-ninth streets, Vanderbilt and Park avenues, on which will be erected one of the finest cooperative apartment houses, from plans of Warren-Wetmore. Some of the more prominent subscribers to the plan, fordestribed many of the method seed one of the finest cooperative apartment houses, from plans of Warren-Wetmore. Some of the more prominent subscribers to the plan, formulated by Walter Russell, are H. F. du Pont, William H. Nichols, Geraldyn Redmond, John T. Terry, L. K. Liggett, William C. Atwater, William H. Nichols, H. Pairburn, Fred T. Edey, Mrs. Stephen H. Brown, Mrs. James A. Bprden, Mrs. H. E. Robinson, Sanford H. Steele, E. N. Brown and Frank Voss.

Clinton Ave. Apartment

To Be Owned by Tenants

To Be Owned by Tenants

Fine House in Brooklyn's Finest

Bust as Mementoes of Entrance Into the Field

day. A downtown office was opened in 1903, at 258 Broadway. Three year later a move was made to 31 Nassau Street. As time went on the business expanded and practically the entire floor was taken, and this was occupied until last December, when the building at 67 Liberty Street was opened.

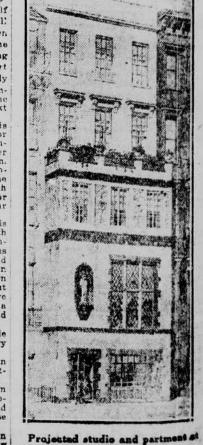
It is interesting to note around the

A Grand Old Town

The number of people who live, work and play in New York exceeds the population of twelve great states. Manhattan Island alone has a population on its twenty two square miles greater than ten states of a total area of 800,000 square miles. It adds to its population each year a city of the size of Buffalo,

Omaha or Denver.

Interesting Apartment Planned in 55th St. House



64 East Fifty-fifth Street